

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: October 25, 2012

TO: Kate McConnell, Project Manager
Department of Planning

FROM: Aaron T. Zimmerman, PTP, Senior Transportation Planner *A.T.Z.*

**SUBJECT: SPEX 2012-0036 — Brambleton Regional Park
First Referral**

Background

This Special Exception (SPEX) application seeks approval to allow lights on existing playing fields in the PDH-4 (Planned Development Housing – 4) zoning district. The 126.68-acre site is located on both sides of Belmont Ridge Road (VA Route 659) at the intersection with Northstar Boulevard (VA Route 659 Relocated). The site currently consists of nine unlighted sports fields (six baseball, two football, and one soccer). Access to the existing sports fields is currently provided by two driveways to the eastern leg of Belmont Ridge Road and one driveway to Northstar Boulevard (directly opposite the eastern leg of Belmont Ridge Road). A site vicinity map is provided as **Attachment 1**.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on September 20, 2012, including (1) an information sheet, dated September 20, 2012; (2) a statement of justification, undated; and (3) a SPEX plat, prepared by PHR+A, revised through September 10, 2012.

Compliance with the Countywide Transportation Plan

The site is located within the Suburban Policy Area (Ashburn Community). The transportation network is specifically governed by the policies of the Countywide Transportation Plan (2010 CTP) and the Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

OTS' assessment of the transportation network is based on review of existing, planned, and programmed transportation facilities, review of the Applicant's statement of justification and SPEX plat, and applicable County policies.

Existing, Planned and Programmed Transportation Facilities

The existing sports fields are located at the intersection of Belmont Ridge Road (VA Route 659) and Northstar Boulevard (VA Route 659 Relocated). Roadways serving the site are described below. Descriptions for planned conditions of CTP roads are taken from Appendix

1 of the 2010 CTP; descriptions of planned bicycle and pedestrian facilities on CTP roads are taken from Appendix 6 of the 2010 CTP and 2003 Bike & Ped Plan.

Belmont Ridge Road (VA Route 659) is designated by the 2010 CTP as a minor arterial and runs in a north-south direction between the eastern and western portions of the site. Belmont Ridge Road forms the northern and eastern legs of the intersection with Northstar Boulevard (southern leg) and the existing sportsplex (western leg). The northern leg of Belmont Ridge Road currently operates as a four-lane median-divided roadway (U4M) including turn-lanes within a 120-foot ROW. Per the 2010 CTP, this segment of Belmont Ridge Road is planned to be widened to six-lanes within a 150-foot ROW in its ultimate condition. The eastern leg of Belmont Ridge Road is classified as a major collector and currently operates as a four-lane undivided roadway (U4), which is its ultimate condition as described in the 2010 CTP. The intersection with Northstar Boulevard and the sportsplex driveway is controlled by stop signs posted on the side street approaches (eastern and western legs). The Applicant is not proposing to construct any new access drives to Belmont Ridge Road beyond the two existing driveways located on the eastern leg. The posted speed limit on both segments of Belmont Ridge Road is 45 MPH. According to 2011 traffic counts published by VDOT, the eastern leg of Belmont Ridge Road carries approximately 11,000 vehicles per day, while the northern leg carries approximately 13,000 vehicles per day.

The 2003 Bike & Ped Plan categorizes both legs of Belmont Ridge Road as “baseline connecting roadways” along which bicycle and pedestrian facilities are envisioned. Per the 2010 CTP, planned four-lane roads (eastern leg) should have a 10-foot wide shared use path (centered within a 14-foot ROW or easement) and a six-foot wide sidewalk. Currently, there are sidewalks constructed along both sides of the eastern leg of Belmont Ridge Road. Per the 2010 CTP, planned six-lane roads (northern leg) should have 10-foot wide shared use paths (centered within a 14-foot ROW or easement) constructed on both sides of the road. Currently there are no sidewalks constructed on either side of the northern leg of Belmont Ridge Road.

Northstar Boulevard (VA Route 659 Relocated) is designated by the 2010 CTP as a minor arterial and forms the southern leg of the intersection with Belmont Ridge Road (northern and eastern legs) and the driveway to the existing sportsplex (western leg). Along the western site's eastern frontage, Northstar Boulevard currently operates as a four-lane median-divided roadway (U4M) including turn-lanes within a 120-foot ROW, which is its interim condition as described in the 2010 CTP. The 2010 CTP calls for Northstar Boulevard to be widened to six-lanes within 120-foot ROW. The intersection with Belmont Ridge Road and the sportsplex driveway is controlled by stop signs posted on the side street approaches (eastern and western legs). Currently, there is only one point of access from the site to Northstar Boulevard via the site driveway opposite the eastern leg of Belmont Ridge Road. The Applicant is not proposing any new access drives to Northstar Boulevard with this application. The posted speed limit along this segment of Northstar Boulevard is 45 MPH. There are no recent VDOT traffic counts available for this roadway.

The 2003 Bike & Ped Plan categorizes Northstar Boulevard as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned. Per the 2010 CTP,

planned six-lane roads should have 10-foot wide shared use paths (centered within a 14-foot ROW or easement) constructed along both sides. Currently, there are no sidewalks or shared use paths constructed along either side of Northstar Boulevard.

Trip Generation

As stated in the Applicant's Statement of Justification, installation of field lighting at the nine existing sports fields would not result in any additional traffic on the roadway network during either of the peak commuter periods. The addition of lights to the sports fields would allow events to go later into the evening. Thus, any additional trips added to the roadway network would likely occur outside of the peak commuter peak hours.

Transportation Comments and Recommendations

OTS staff has reviewed the Applicant's submitted materials and has the following comments and recommendations:

1. Installation of the proposed field lighting would have minimal, if any, impact on the surrounding public roadway network during the peak commuter periods.
2. Per Appendix 1 of the 2010 CTP, the ultimate ROW width for the northern leg of Belmont Ridge Road is to be 150 feet. However, the Applicant's plat shows that only 120 feet of ROW has been provided. OTS is open for discussion with the Applicant regarding the status/form of additional ROW necessary for consistency with the CTP.
3. The Applicant should clarify why shared use paths are not currently in place along the site's Belmont Ridge Road (north leg) and Northstar Boulevard (south leg) frontages, as called for in Appendix 1 of the 2010 CTP for planned six-lane roads. Additionally, shared use paths are depicted on Sheet 6 of the Brambleton Concept Development Plan (**Attachment 2**) and proffered with the approved ZMAP 1993-0005 (Proffer V.B.5). Bicycle and pedestrian facilities are critical in the vicinity of the site in order to provide linkages between the park uses and nearby residential subdivisions.

Conclusion

Upon resolution of Comments #2 and #3 noted above, OTS would have no objection to the approval of this application. OTS staff is available to meet with the Applicant to discuss the transportation issues associated with this application.

ATTACHMENTS

1. Site Vicinity Map
2. ZMAP 1993-0005 CDP, Sheet 6

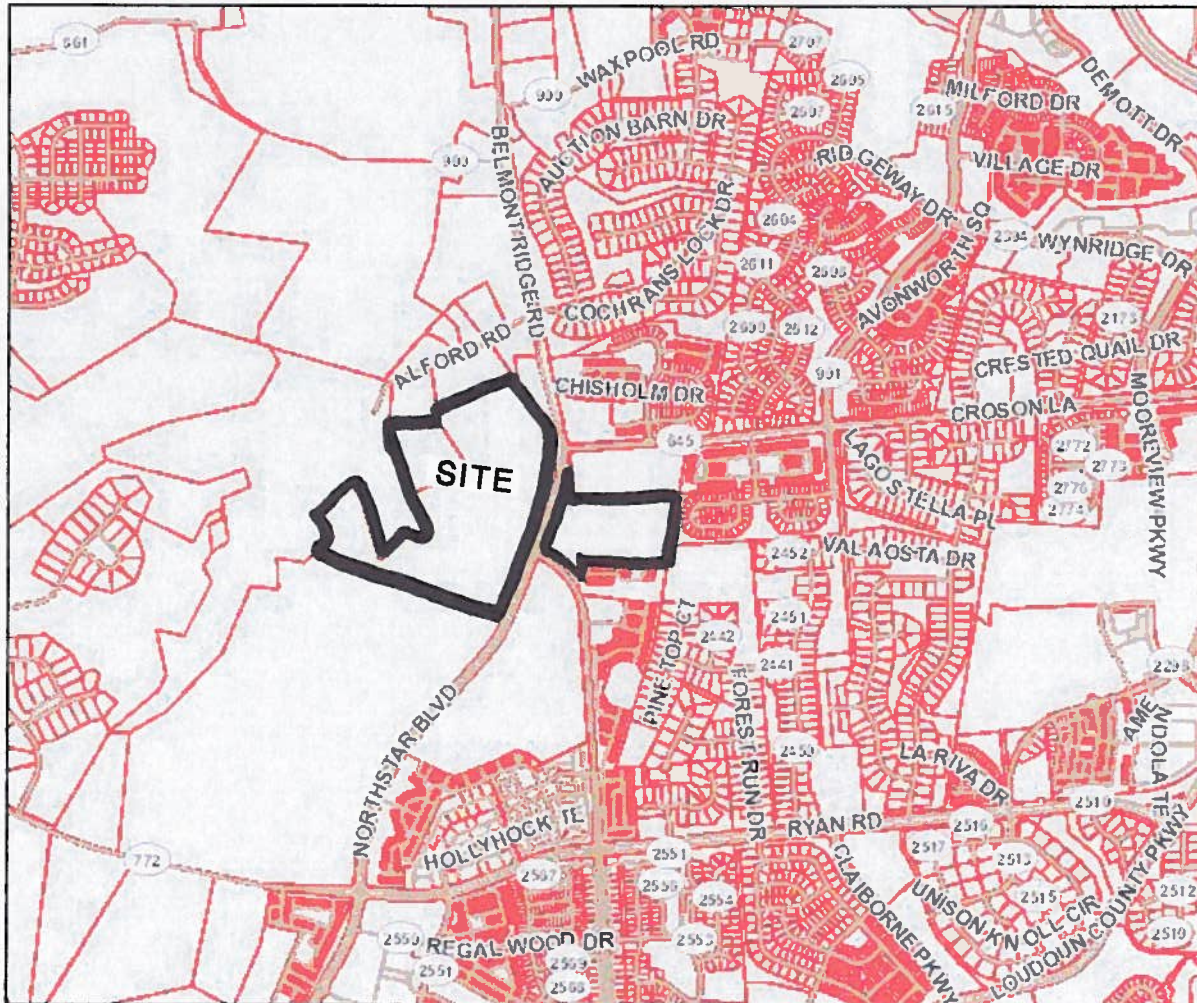
cc: Rick Conner, Interim Director, OTS
Lou Mosurak, Senior Coordinator, OTS



Loudoun County, Virginia
www.loudoun.gov

Wednesday, October 3, 2012

(map not to scale)



ATTACHMENT 1

Revised 4/13/95

